



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(APPROVED)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, January 24, 2012

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
John Lupo, Jr.
Gerald Pleasant
Valerio Giadone
Edwin Vargas

Staff Present

Roger O'Brien
Kim Holden
Don Chapman
Jonathan Mullen
Jillian Hockenberry
Jeff Cormier

I. Public Hearing

- a. Text amendment to the City of Hartford Planning and Zoning Commission Zoning Regulations to add Section 975, Purpose, and Section 976, Accessory historic barn dwelling units in the R5, R6, R7 and R8 districts. Applicant-City of Hartford Planning and Zoning Commission.**

The meeting was called to order. The roll call was taken. Chairwoman Bobowski appointed Commissioner Pleasant to fill a vacant position. There was a quorum.

Chairwoman Bobowski opened the public hearing and read the rules of the public hearing. Roger O'Brien Planning Director read the legal notice into the record.

Roger O'Brien provided the Commission with written material including the discussions from the previous meetings, correspondences with different neighborhood groups and written letters received pertaining to the subject text amendment.

Principal Planner Jeff Cormier presented a summary of the application. He discussed the conditions of the proposed text amendment.

Chairwoman Bobowski expressed concerns about two units in one building, if the units were not attached.

Chairwoman Bobowski invited the public to speak on the matter.

Toni Gold from 96 Kenyon Street in Hartford expressed her support for the proposed amendment stating that it would save city's historic resources.

Ken Lerman, of 100 Scarborough Street, testified in opposition to the proposed text amendment.

Patricia Tillman, of 105 Kenyon Street, expressed her support to the proposed amendment.

Carolyn West, of 65 Kenyon Street, suggested changes to the proposed amendment and expressed her support.

Denise Best, a board Member of the Connecticut Trust for Historic Preservation, stated her agreement with the proposed amendment and asked if there was any provision preventing barns to be demolished. Mr. O'Brien explained the procedures in relation to the demolition ordinance and Hartford Historic Preservation Ordinance.

Paul Rosow, of 125 Scarborough Street, opposed the proposed text amendment.

Susie Hash, former West End resident, expressed her support for the proposed text amendment.

Jim Cascio, of 191 Terry Road, stated his opposition for the proposed text amendment and suggested that the R-8 zoning district be excluded from the amendment.

David Barrett, President of the West End Civic Association, stated that based on the several meetings with the residents of the West End neighborhood, the executive board of the association had made a policy decision to support ADU amendment with certain conditions. He noted that they suggested changes to the proposed text amendment including a condition that the principal unit to be owner occupied.

Chairwoman Bobowski stated that the city's attorney clarified the property owner could not be told where to live on the property. Mr. Barrett stated that in that case the West End Civic Association would have to meet again and make a decision. Attorney John Gale disagreed with the subject classification and noted that if the privilege is granted then certain restrictions can be tied to that privilege. Mr. O'Brien stated that the staff would work on further clarification of the legal determination.

Sue Guginstenburg, a former North Beacon resident, testified in favor.

Todd Levine, Director of Historic Barns of Connecticut, supported the proposal and emphasized the importance of the preservation and protection of the historic barns.

Mr. O'Brien suggested that the Commission continue the public hearing to the second meeting in February.

On a motion made by Commissioner Lupo Jr., and seconded by Commissioner Vargas Jr., the meeting is continued to February 28th meeting. All of the Commissioners voted in favor of the motion.

b. 1023 Albany Avenue-Special Permit application for a café liquor license at a restaurant with live entertainment. Applicant-Kabbalah House Arts and Culture Café, Owner-Deep Well, LLC., Agent-Swan Keyes

Roger O'Brien Planning Director read the legal notice into the record. Chairwoman Bobowski read the rules of the public hearing.

Principal Planner Don Chapman presented the summary of the application. He stated that the staff recommended the approval of the application with the condition that the applicant have a service bar only.

Attorney John Gale, the applicant's representative, read a cover letter submitted with the application and stated that the proposed café would be used as a private community cultural center during the day with various programs for families of all ages and social backgrounds in addition to the café use in the evenings.

Chairwoman Bobowski invited the public to speak on the matter.

Denise Best supported the subject application. She added that the Upper Albany NRZ fully endorsed the application.

Alphonso Walker and Evelyn Richardson supported the proposed establishment.

Swan Keyes, the applicant, thanked for the support.

There were no additional questions or comments from the public. The public hearing was closed.

c. 7 Congress Street-Special Permit for a restaurant liquor license at a restaurant and lounge with live entertainment. Applicant-The Cloud 9 Lounge, LLC., Owner-Dennis O'Conner.

Chairwoman Bobowski clarified that the address was 1-7 Congress Street. Dennis O'Conner stated that he was the manager not the owner of the property.

Roger O'Brien Planning Director read the legal notice into the record. Chairwoman Bobowski read the rules of the public hearing.

Principal Planner Jon Mullen presented the summary of the application. He stated that staff recommended approval of the application with the following conditions:

- The applicant installs the material approved by the HPC or an equivalent material on the Maple Avenue street frontage.
- The occupancy of the establishment is 140 people.

Chairwoman Bobowski asked if the applicant was in agreement with the conditions. Jon Mullen confirmed that.

Dennis O'Conner, manager of the property, gave a brief description of the proposed materials to be used for the improvements on the building frontage.

Mike Powell, operations manager, discussed the food and beverage menus, availability for renting the restaurant for private events, and security management plans.

Angela Thomas, next door neighbor, spoke in favor of the proposed application.

Hyacinth Yennie, a Chair of the Maple Avenue NRZ, spoke in a support of the proposed club.

There were no additional questions or comments from the public. The public hearing was closed.

d. 428 Franklin Avenue-Special Permit for a restaurant serving liquor in the B4 zoning district. Applicant-Sun Splash Bar & Grill, Inc., Owner-DL, GL, LLC., Agent-Donnavan Lewis.

Roger O'Brien Planning Director read the legal notice into the record.

Principal Planner Jeff Cormier presented the summary of the application. He stated that the staff recommended approval of the application with the following conditions:

- A revised floor plan be submitted showing a detailed layout.
- There will be no live entertainment of a nightclub nature.
- 4 large planters be installed between the parking spaces and public sidewalk on Wayland Street to prevent parking forward of the building line.

Chairwoman Bobowski invited the public to speak on the matter.

Carl Williams, Chair of the Southend NRZ supported the application and added that Al Marotta of the Southend Business Alliance asked him to express the support of this association for the subject proposal.

Donnavan Lewis, the owner of the business address the public stating that he needed this space to expand his business and serve his customers.

Hyacinth Yennie supported the proposed restaurant.

There were no additional questions or comments from the public. The public hearing was closed.

- e. **204, 206, 220 Collins Street and 232, 238 Sigourney Street-Special Permit amendment for the renovation four buildings with 62 residential units, demolition of one building and new construction of a three story building with 26 residential units, community room, management office, daycare center, and maintenance garage. Applicant & Owner-Sigourney/Ashley/Collins LP, Agent-Bill Collins**

Roger O'Brien informed the Commission that the subject item had to go before the Historic Commission and recommended that the Commission table the item.

On a motion made by Commissioner Lupo Jr., and seconded by Commissioner Blatt, the item was tabled.

All of the Commissioners voted in favor of the motion.

II. Regular Meeting

i) Consideration of Public Hearing Items

a. Text amendment to the City of Hartford Planning and Zoning Commission Zoning Regulations to add Section 975, Purpose, and Section 976, Accessory historic barn dwelling units in the R5, R6, R7 and R8 districts. Applicant-City of Hartford Planning and Zoning Commission.

The hearing was continued to February 28, 2012.

b. 1023 Albany Avenue-Special Permit application for a café liquor license at a restaurant with live entertainment. Applicant-Kabbalah House Arts and Culture Café, Owner-Deep Well, LLC., Agent-Swan Keyes

On a motion made by Commissioner Blatt, and seconded by Commissioner Lupo Jr., the following resolution was approved:

- Whereas, The Planning and Zoning Commission has received a Special Permit application to permit the operation of a restaurant serving alcoholic beverages with live entertainment; and
- Whereas, The subject site is located along Albany Avenue, a major arterial road in the B-3 zoning district; and
- Whereas, Restaurants, bars and live entertainment with alcoholic beverage sales are permitted in the B-3 zoning district; and
- Whereas, The applicant has satisfactory parking available for patrons; and
- Whereas, The applicant is providing food service; and

Whereas, The proposal is consistent with the City’s plan of Conservation and Development;
and

Whereas, Now, Therefore Be It

Resolved, The Planning and Zoning Commission approves the Special Permit application for a restaurant with live entertainment and alcoholic beverage sales at 1023 Albany Avenue as depicted in plans entitled “Existing Restaurant Renovation, 1023 Albany Avenue, Hartford, CT”, prepared by Dante J. Boffi, Design, LLC, 20 West Main Street, Avon, CT 06001, P(860)284-1100, F(860)284-1008, A. Brooks Fisher Architect with the following conditions:
1. The applicant shall have a service bar only.

Resolved, This 24th day of January 2012

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Pleasant.

c. 7 Congress Street-Special Permit for a restaurant liquor license at a restaurant and lounge with live entertainment. Applicant-The Cloud 9 Lounge, LLC., Owner-Dennis O’Conner.

On a motion made by Commissioner Lupo Jr., and seconded by Commissioner Vargas Jr., the following resolution was approved:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application for a special permit to operate a restaurant with a full liquor license and live entertainment located at 1-7 Congress Street; and

Whereas, The request would be a continuation of an existing use; and

Whereas, The applicant has submitted a full menu and security management plan; and

Whereas, The applicant has access to off site at parking within 1000 feet of the main entrance to the establishment; and

Whereas, The use is consistent with the City of Plan of Conservation and Development and compatible with other businesses in the surrounding area; Now Therefore Be It

Resolved, That the City of Hartford Planning and Zoning Commission hereby approves the special permit application for the operation of a restaurant with a full liquor license at 1-7 Congress Street subject to the following conditions:
1. The applicant installs the material approved by the HPC or an equivalent material on the Maple Avenue street frontage.
2. The occupancy of the establishment is 140 people.

Resolved, This 24th day of January 2012

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Pleasant.

d. 428 Franklin Avenue-Special Permit for a restaurant serving liquor in the B4 zoning district. Applicant-Sun Splash Bar & Grill, Inc., Owner-DL, GL, LLC., Agent-Donnavan Lewis.

On a motion made by Commissioner Vargas Jr., and seconded by Commissioner Lupo Jr., the following resolution was approved:

- Whereas, The Planning & Zoning Commission has reviewed the application for a special permit at 428 Franklin Avenue; and
- Whereas, The applicant proposes to continue the previous use of a bar/restaurant with no live entertainment; and
- Whereas, The site has previously been a restaurant serving liquor named Chef Eugene's; and
- Whereas, The proposed use is in contest with the Plan of Conservation and Development designation as neighborhood business; and
- Whereas, Large planters can be installed between the parking area and sidewalk on Wayland Street; and
- Resolved, That the Planning and Zoning Commission hereby approves the application for a special permit as shown in the plans entitled "Addition Chef Eugene Restaurant, 428 Franklin Avenue, Hartford, Connecticut", for the property located at 428 Franklin Avenue with the following conditions:
1. A revised floor plan be submitted showing a detailed layout.
 2. There will be no live entertainment of a night club nature.
 3. Four large planters be installed between the parking spaces and public sidewalk on Wayland Street to prevent parking forward the building line.

Resolved, This 24th day of January 2012

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Pleasant.

ii) Site Plan Review

- i. 1088 Albany Avenue-New construction of a two story 6,200 square foot retail structure. Applicant & Owner-Alton Davis.

Principal Planner Jeff Cormier presented a summary of the application. He stated that the Historic Commission approved the proposal with the condition that the emergency door on the lower left portion of the Albany Avenue façade was relocated from the south side of the building to the west. He added the staff recommended approval of the application with the following conditions:

- An additional twenty-seven (27) arborvitae be added surrounding the parking area to provide adequate screening for adjacent residences.
- A drainage plan for the parking area be submitted for approval by the Director of Planning.
- No signage be located above the sill line of the second story.
- The sign area be reduced from 21 square feet to 17 square feet for each sign.
- The building be located adjacent to building lines on Albany Ave and Oakland Ter.

Glen Geathers from the City of Hartford Economic Development Division spoke in favor of the proposed project.

On a motion made by Commissioner Lupo Jr., and seconded by Commissioner Shannon, the following resolution was approved:

- Whereas: The Planning and Zoning Commission has reviewed the application for a commercial site plan review at 1088 Albany Avenue; and
- Whereas: The proposed use is consistent with the neighborhood business designation and is in context with the surrounding businesses; and
- Whereas: The proposal was approved with a condition by the Historic Preservation Commission; and
- Whereas: The proposed brick veneer is in context with surrounding buildings along the Albany Avenue corridor and the City adopted design guidelines; and
- Whereas: Several architectural details are incorporated into the building design such as decorative columns and a cornice along the roofline; and
- Whereas: Drainage for the parking area to prevent surface water from draining onto adjacent properties is not indicated on the site plan; and
- Whereas: Additional arborvitae can be added surrounding the parking area to provide adequate screening for adjacent residential properties; now be it

Resolved: That the Planning and Zoning Commission hereby approves the application for site plan review as shown in the plans entitled “Proposed Site Plan prepared for David Pavilion Inc., 1088 Albany Avenue, Hartford, Connecticut” prepared by Globaltech Design, LLC, 16C Mountain Avenue, Bloomfield, Connecticut, scale 1”=20’ and dated October 13, 2011, for the property located at 1088 Albany Avenue with the following conditions:

1. An additional twenty-seven (27) arborvitae be added surrounding the parking area to provide adequate screening for adjacent residences.
2. A drainage plan for the parking area submitted for approval by the Director of Planning.
3. No signage located above the sill line of the second story.
4. The sign area reduced from 21 square feet to 17 square feet for each sign.
5. The building is located adjacent to building lines on Albany Avenue and Oakland Terrace.

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Pleasant.

- ii. 19 Williams Street-New construction of a two family dwelling. Applicant & Owner- William Howdy

Principal Planner Jeff Cormier presented a summary of the application and stated that the staff recommended approval of the application with the following conditions:

- A drainage plan be submitted for approval by the Director of Planning.
- A lighting plan be submitted for approval by the Director of Planning.
- Two staggered rows of arborvitaes be planted along the south parcel boundary to provide screening from the Beacon Light and Supply building.

On a motion made by Commissioner Lupo Jr., and seconded by Commissioner Shannon, the following resolution was approved:

Whereas: The Planning and Zoning Commission has reviewed the application for a residential site plan review at 19 Williams Street; and

Whereas: The proposed use is consistent with the Plan of Conservation and Development and is in context with the surrounding residential buildings; and

Whereas: The parcel is a legal lot of record according to deeds submitted by the applicant dating back to 1949; and

Whereas: The Historic Preservation Commission approved the proposal with several conditions regarding the materials and design of the structure; and

Whereas: The design incorporates brick veneer, decorative roof vents and ornamental porch posts; and

Whereas: Drainage for the parking area to prevent surface water from draining onto adjacent properties is required; and

Whereas: Lighting is required to illuminate the parking area; now be it
Resolved: That the Planning and Zoning Commission hereby approves the application for site plan review as shown in the plans entitled “Zoning Location Survey of 19 Williams Street, Hartford, Connecticut prepared for Bill Howdy” prepared by Oswald Blint Surveying, 99 Farmstead Lane, Windsor, Connecticut, scale of 1”=10’ and dated December 22, 2012, for the property located at 19 Williams Street with the following conditions:

1. A drainage plan submitted for approval by the Director of Planning.
2. A lighting plan submitted for approval by the Director of Planning.
3. Two staggered rows of arborvitaes planted along the south parcel boundary to provide screening from the Beacon Light and Supply building.

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Pleasant.

III. Old/New Business

Roger O’Brien informed the Commission about the referrals from the City Council regarding the proposed sale of the property at High Street to the Police Federal Union. A motion was made by Vargas Jr., and seconded by Commissioner Blatt. All of the Commissioners voted affirmatively to send a favorable report to the City Council regarding the disposition of these properties.

In addition, Mr. O’Brien presented the Commission with the referral from the City Council regarding the sale of the land underneath one of the City Place Towers. Mr. O’Brien stated that the owners of the building approached to the city with an offer to buy the subject land underneath City Place I.

Wayne Benjamin, Director of the City of Hartford Economic Division, informed the Commission about the proposed contract that included the disposition of the subject property for \$2.5 million.

On a motion made by Commissioner Vargas Jr., and seconded by Commissioner Shannon, all of the Commissioners voted affirmatively to send a favorable report to the City Council regarding the proposed disposition.

IV. Adjournment

Respectfully submitted by

Jillian Hockenberry

For Roger O'Brien